

55758

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DONNA C. MOLATORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. BURKE the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided one-half interest in the following described property:
A portion of Lot 2, Block 18, FIRST ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the most Southerly corner of Lot 2; thence Northeasterly along the East line 37 feet to the West line of Prospect Street; thence Northerly 19.5 feet; thence North 58° 10' West 49 feet to a point; thence in a Southwesterly direction 45.6 feet, more or less, to its intersection with the Westerly line of the Ninth Street at a point 61 feet in the Northwesterly direction from the point of beginning; thence Southeasterly to the point of beginning.

SUBJECT TO: Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of November, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Donna C. Molatore

STATE OF OREGON,

County of Klamath

Nov 25, 1985

STATE OF OREGON, County of

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Personally appeared

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Donna C. Molatore

GRANTOR'S NAME AND ADDRESS

Robert L. Burke

GRANTEE'S NAME AND ADDRESS

Jerry Molatore

426 Main Street

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Robert L. Burke

905 Prospect

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of November, 1985, at 4:34 o'clock P. M., and recorded in book/reel/volume No. M85 on page 19352 or as fee/file/instrument/microfilm/reception No. 55758, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00